

EXHIBIT B



COACH REAL ESTATE ASSOCIATES, INC.

255 West Main Street, Smithtown, NY 11787 • Telephone: (631) 360-1900 • Fax: (631) 360-0282

June 26, 2017

RE: 868 Bromton Dr. , Westbury, NY 11590

To Whom It May Concern:

Attached please find a Broker Price Opinion Market report for the above property reflecting recent sales.

Based on the attached sales it is my professional opinion that the subject property has a value of \$554,000 at this time, as reflected in the attached.

Sincerely,

A handwritten signature in dark ink, appearing to read "Denise Reinke". The signature is fluid and cursive, with the first and last names being more prominent.

Denise Reinke

Real Estate Assoc Broker

Denise.reinke5@gmail.com

631-523-6372 cell

Leading

REAL ESTATE
COMPANIES
IN THE WORLD

www.coachrealtors.com

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Comparative Market Analysis

Prepared For

Margaret Trusch Boyko

868 Bromtom Dr
Westbury, NY 11590

Prepared By

Denise Reinke
SRES, CBR, CHMS, RELO
Assoc Broker
denise.reinke5@gmail.com
Mobile: (631)523-6372






Coach Real Estate Assoc Inc
255 W Main St
Smithtown, NY 11787
(631)360-1900
www.coachrealtors.com

Subject Property Details

Location:	868 Bromton Westbury, NY 11590 School District: East Meadow - 3 Development: Section/Area: Salisbury Estates Waterfront: N Waterview: Waterfront Desc:
Suggested Price and Taxes:	Taxes: Village Taxes: Total Taxes: \$16,075.00 Taxes W/Basic Star:
Property Characteristics:	1 Family, Det Split Rooms: 7; Bedrooms: 3; MBR 1st: N; Baths Full: 2; Baths Half: 1 Dining Room: L-Shaped; Wood Floors: Y; Kitchens: 1; Eat In Kitchen: Y Basement: Part; Finished Basement: N; Garage: 2; Driveway: Pvt Cul-de-sac: N; Heat: Hw; Fuel: Oil; Deck: brck patio; Approximate Year Built: 1955 New Construction: N; Construction: Frame/Brck; Appearance: Excellent Lot Size: .15; Adult Community: N; REO: N; Short Sale: N
Comments:	New roof, new CAC, updated electric, brick paver patio, driveway and walkway and front porch. Original kitchen and baths.

Side-by-Side Property Comparison

	Subject Property	Recently Sold	Recently Sold	Recently Sold
				
ML#:		2840511	2884294	2872176
Address:	868 Bromton	1822 Kent St	765 Regent Dr	862 Wellington Rd
Town:	Westbury	Westbury	Westbury	Westbury
Section/Area:	Salisbury Estates		Salisbury Estates	Salisbury Estates
Development:		Salisbury		
School Dist:	3	3	3	3
Style:	Split	Split	Split	Split
# Fam/Det:	1 Family, Det	1 Family, Det	1 Family, Det	1 Family, Det
Rooms:	7	7	7	7
Bedrooms:	3	3	3	3
MBR 1st Floor:	N	N	N	N
Baths:	2.5	2.500	2.500	2.500
# Kitchens:	1	1	1	1
Eat In Kit:	Y	Y	Y	Y
Dining Room:	L-Shaped	Formal	Formal	Formal
Aprox Int Sqft:			1803	
Basement:	Part	Full	Full	Full
Fin Basement:	N	N		Y
# Fireplaces:		1	0	1
Wood Floors:	Y	Y	Y	Y
Heating:	Oil, Hw	Oil, Hw	Oil, Hw	Oil, Ha
A/C:	Cac	2	Cac	Cac
Garage:	2	2	2	2
Driveway:	Pvt	Pvt	Pvt	Pvt
Deck:	brck patio			N
Pool:		lg	N	N
Taxes:		\$12,200	\$10,546	\$12,069
Total Taxes:	\$16,075	\$12,200	\$10,546	\$12,069
Appearance:	Excellent	Mint	Excellent	Exc
Apx Yr Built:	1955	1955	1955	1955
New Construc:	N	N	N	N
Construction:	Frame/Brck	Brick/Sld	Frame	Brick/Sidi
Lot Size:	.15	60X100	98X100	78 X 111
Horse Prop:		N		N
Waterfront:	N	N	N	N
Waterview:		N	N	N
Cul-de-sac:	N	N		N
Adult Comm:	N	N	N	N
REO:	N	N	N	N
Short Sale:	N	N	N	N
LSC:		CL	CL	CL
Listing Date:		4/01/2016	9/18/2016	7/28/2016
Exp Date:		6/30/2016	12/31/2016	2/26/2017
Contract Dte:		7/19/2016	10/14/2016	11/01/2016
Title Date:		12/14/2016	12/06/2016	12/14/2016
Days On Mkt:		109	26	96
Original LPS:		\$540,000	\$579,000	\$629,000
Listing Price:		\$540,000	\$579,000	\$599,000
Sold Price:		\$525,000	\$549,000	\$590,000

Comparable Summary

868 Bromton
Westbury, NY 11590


Subject Property

ML#	Address	Town	Style	Rooms	Bedrooms	Baths	Suggested Price
	868 Bromton	Westbury	Split	7	3	2.5	

Recently Sold

ML#	Address	Town	Style	Rms	Br	Bth	List Price	Sold Price	% Dif	List Date	Cont Date	Title Date	DOM
2840511	1822 Kent St	Westbury	Split	7	3	2.5	\$540,000	\$525,000	2.80%	4/01/2016	7/19/2016	12/14/2016	109
2884294	765 Regent Dr	Westbury	Split	7	3	2.5	\$579,000	\$549,000	5.20%	9/16/2016	10/14/2016	12/06/2016	26
2872176	862 Wellington Rd	Westbury	Split	7	3	2.5	\$599,000	\$590,000	1.50%	7/28/2016	11/01/2016	12/14/2016	96
# Properties: 3				Averages:		7	3	2.5	\$572,667	\$554,667	3.20%		77

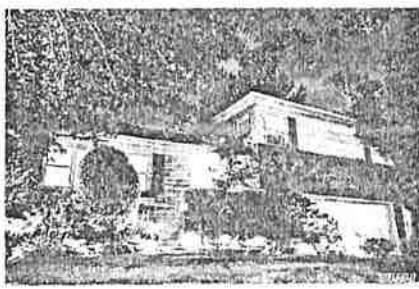
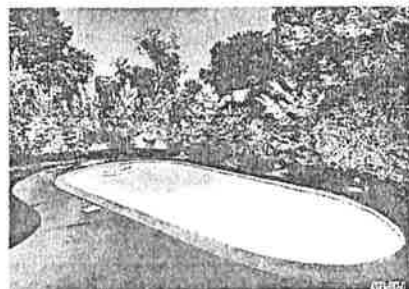
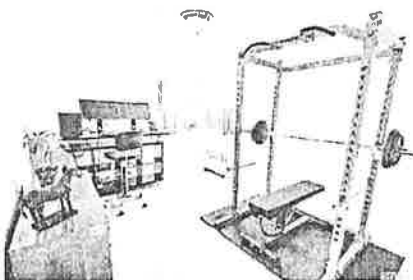
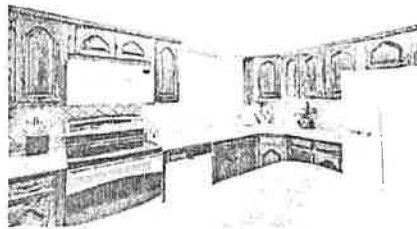
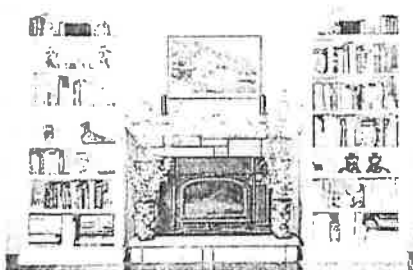
Recently Sold

1822 Kent St, Westbury, NY 11590		Sold Price: \$525,000	
	ML#: 2840511 Res 1 Family, Det LSC: CL		
	Sec/Area: Split Devel: Salisbury Rooms: 7 Schools: 3 East Meadow Br: 3 MBR 1st Floor: N Taxes: \$12,200.00 Vill Tax: Baths Full: 2 Total Taxes: \$12,200.00 Baths Half: 1 Taxes w/Basic STAR: \$1,271.00 Basement: Full Dis: Sec: 45 Finished Bsmt: N Block: 35 Lot: 9 Lot Size: 60X100 Adult Comm: N Gated Prop: Lot Sqft: 6000 Beach Rts: Dock Rts: Zoning:		
	Cross Street: Salisbury Pk Dr Walk Score®: 68 Directions: Salisbury Parkway Drive To Kent Street		
	Property Description: Located In Salisbury Estate W/East Meadow Schools!! This Gorgeous Split Features A Beautiful In- Ground Gunite Heated Swimming Pool, Three Bedroom With 2.5 Bath's. Spacious Lr W/Wood Burning Fireplace, Fdr, Eik With Granite Counters & Island , Mbr W/Nu Bath. 2 More Lge Bedrooms! Hardwood Flrs. Family Rm With .5 Bath And Sliding Doors That Leads To Backyard. Close To All!		
	<u>Property Info</u> Appx Yr Built: 1955 New Construct: N Constr: Brick/Sid Front Expose: Cul-De-Sac: N Corner: N Horse Prop: N Appearance: Mint Waterfront: N Waterview: N Water Frtage: Bulkhead:	<u>Rooms/Interior</u> # Kitchens: 1 Eat In Kitchen: Y DiningRm: Formal Den/Fam Rm: Y Office: N Attic: Y Apx Int Sqft: Wood Flrs: Y W/W Carpet: N Fireplaces: 1 Skylight: 2	<u>Appliances/Utilities</u> Stove: Y Refrigerator: Y Dishwasher: Y Washer: Y Dryer: Y A/C: 2 Heat: Oil, Hw Heat Zones: 1 Sep HW Heater: Y
Bsmt/Subfl: Washer/Dryer, Sep Hot Water Heater, Lots Of Storage, 200 Amps. 1st Floor: Eh, Living Room w/Wood Burning Fireplace, Fdr, Eik W/Skyl 2nd Floor: Mbr w/Updated Bath, 2 Additional Bedrooms, And Full Bath 3rd Floor: Lower Level Has Large Family Room With 1/2 Bath Personal Property Exclusions: Energy Efficient Features: N		Also For Rent: N Rental Income: Short Sale: N REO: N	
List Date: 4/01/2016 Under Contract Date: 7/19/2016 Prop Title Date: Title Date: 12/14/2016 Withdrwn/Rel Date: Comm Oblig Date: Relist Oblig Date: W/R Conditions:		Original LP: \$540,000 Prior LP: List Price: \$540,000 Contract Price: \$525,000 Sold Price: \$525,000 % Difference: 2.8 Final Mort:	


ML#: 2840511

1822 Kent St

LSC: CL



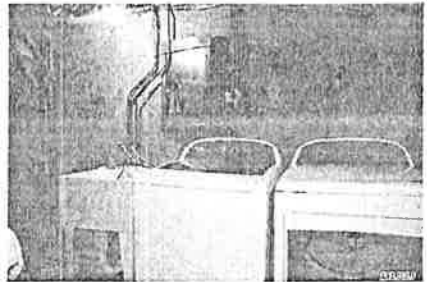
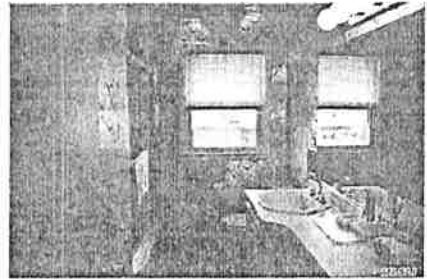
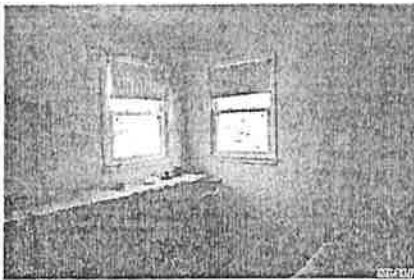
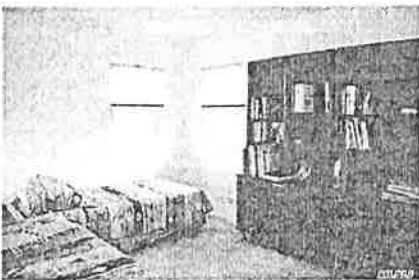
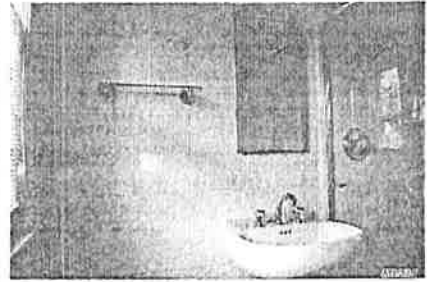
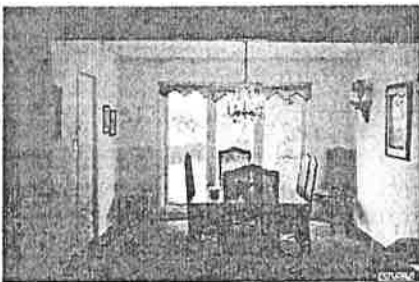
Recently Sold

765 Regent Dr, Westbury, NY 11590		Sold Price: \$549,000	
	ML#: 2884294	Res	1 Family, Det
	LSC: CL		
	Sec/Area: Salisbury Estates		Split
	Devel:		Rooms: 7
	Schools: 3 East Meadow		Br: 3 MBR 1st Floor: N
Taxes: \$10,546.00		Vill Tax:	
Total Taxes: \$10,546.00		Baths Full: 2	
Taxes w/Basic STAR: \$9,275.00		Baths Half: 1	
Dis:		Basement: Full	
Block: 549		Sec: 45	
Lot: 10		Finished Bsmt:	
Adult Comm: N		Gated Prop:	
Beach Rts:		Lot Size: 98X100	
Dock Rts:		Lot Sqft: 9600	
		Zoning:	
Cross Street: Westbury Rd			
Directions: Old Country Rd To Westbury Rd To Regent Dr			
Property Description: Nice Split In Salisbury Estates/East Meadow Schools On Oversized Property With 3 Bedrooms, 2.5 Baths, Updated Roof, Siding And Gutters, New Oil Tank, Inground Sprinklers, New Windows, Hardwood Floors, 2 Updated Baths, Country Kitchen, Alarm System And 2 Car Garage.			
<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
Appx Yr Built: 1955	# Kitchens: 1	Stove: Y	Garage: 2, Att
New Construct: N	Eat In Kitchen: Y	Refrigerator: Y	Driveway: Pvt
Constr: Frame	DiningRm: Formal	Dishwasher: Y	Porch:
Front Expose:	Den/Fam Rm: Y	Washer: Y	Patio: Yes
Cul-De-Sac: Corner:	Office: N	Dryer: Y	Deck:
Horse Prop:	Attic: Y	A/C: Cac	Pool: N
Appearance: Excellent	Apx Int Sqft: 1803	CAC Zones:	Tennis Ct:
Waterfront: N	Wood Flrs: Y	Heat: Oil, Hw	Ing Sprink: Yes
Waterview: N	W/W Carpet: Y	Heat Zones:	Building Size:
Water Frtage:	Fireplaces: 0	Sep HW Heater:	Water: Public
Bulkhead:	Skylight:		Sewer:
Bsmt/Subfl: Full		Also For Rent: N	
1st Floor: Den, 1/2 Bath, 2 Car Garage		Rental Income:	
2nd Floor: Lr, Dr, Eik		Short Sale: N	
3rd Floor: 3 Br's, 2 Full Baths		REO: N	
Personal Property Exclusions:			
Energy Efficient Features: N			
List Date: 9/18/2016		Original LP: \$579,000	
Under Contract Date: 10/14/2016		Prior LP:	
Prop Title Date:		List Price: \$579,000	
Title Date: 12/06/2016		Contract Price: \$549,000	
Withdrwn/Rol Date:		Sold Price: \$549,000	
Comm Oblig Date:		% Difference: 5.2	
Relst Oblig Date:		Final Mort:	
W/R Conditions:			

ML#: 2884294


765 Regent Dr

LSC: CL





Recently Sold

862 Wellington Rd, Westbury, NY 11590		Sold Price: \$590,000	
	ML#: 2872176	Res	1 Family, Det
	LSC: CL		
	Sec/Area: Salisbury Estates		Split
	Devel:		Rooms: 7
	Schools: 3 East Meadow		Br: 3 MBR 1st Floor: N
Taxes: \$12,068.59		VIII Tax: \$0.00	
Total Taxes: \$12,068.59		Baths Full: 2	
Taxes w/Basic STAR: \$10,797.59		Baths Half: 1	
Dis:		Basement: Full	
Block: 54		Sec: 45	
Lot: 2		Finished Bsmt: Y	
Adult Comm: N		Lot Size: 78 X 111	
Gated Prop:		Lot Sqft: 8658	
Beach Rts:		Zoning:	
Dock Rts:			
Cross Street: Stratford Dr. Walk Score®: 56 Directions: Westbury Rd To Roxbury Dr. To Wellington Rd.			
Property Description: Location! Location!! Lovely, Spacious Split-Level Home In Prime Salisbury Estates; 3 Spacious Bed Rooms, 2.5 Baths, Huge Living Room With Cathedral Ceilings, Formal Dining Room, Updated Eat-In Kitchen, Large Family Room, Full Finished Basement/Laundry Area, Lots Of Storage Space, 2 Car Attached Garage; Updated Windows, All Hardwood Floors; Huge Private Backyard, Low Taxes!			
<u>Property Info</u> Appx Yr Bult: 1955 New Construct: N Constr: Brick/Sidi Front Expose: Cul-De-Sac: N Corner: Horse Prop: N Appearance: Exc Waterfront: N Waterview: N Water Frtage: Bulkhead:	<u>Rooms/Interior</u> # Kitchens: 1 Eat In Kitchen: Y DiningRm: Formal Den/Fam Rm: Y Office: N Attic: Y Apx Int Sqft: Wood Flrs: Y W/W Carpet: N Fireplaces: 1 Skylight:	<u>Appliances/Utilities</u> Stove: Y Refrigerator: Y Dishwasher: Y Washer: Y Dryer: Y A/C: Cac CAC Zones: Heat: Oil, Ha Heat Zones: 1 Sep HW Heater: Y	<u>Exterior</u> Garage: 2, Att Driveway: Pvt Porch: N Patio: Y Deck: N Pool: N Tennis Ct: N Ing Sprink: Y Building Size: Water: Public Sewer: Y
Bsmt/Subfl: Full Finished, Storage, Laundry Area		Also For Rent: N	
1st Floor: Den, Half Bath, 2 Car Garage		Rental Income:	
2nd Floor: Living Room, Dining Room, Eat-In Kitchen		Short Sale: N	
3rd Floor: Master Bed Room With Full Bath, 2 Bed Rooms, Full Bath		REO: N	
Personal Property Exclusions: Light Fixtures In Lr, Dr, Mbr			
Energy Efficient Features: N			
List Date: 7/28/2016		Original LP: \$629,000	
Under Contract Date: 11/01/2016		Prior LP: \$619,000	
Prop Title Date: 12/01/2016		List Price: \$599,000	
Title Date: 12/14/2016		Contract Price: \$599,000	
Withdrwn/Rel Date:		Sold Price: \$590,000	
Comm Oblig Date:		% Difference: 1.5	
Relist Oblig Date:		Final Mort:	
W/R Conditions:			

ML#: 2872176

862 Wellington Rd

LSC: CL



862 Wellington Rd

Huge yard



Backyard

Rear View

Map



Subject Property

ML#	Address	Town	Style	Rooms	Bedrooms	Baths	Suggested Price
1	868 Bromton	Westbury	Split	7	3	2.5	

Comparables

#	ML#	Address	Town	Style	Rooms	Bedrooms	Baths	Price	LSC
1	2840511	1822 Kent St	Westbury	Split	7	3	2.5	\$540,000	CL
2	2884294	765 Regent Dr	Westbury	Split	7	3	2.5	\$579,000	CL
3	2872176	862 Wellington Rd	Westbury	Split	7	3	2.5	\$599,000	CL

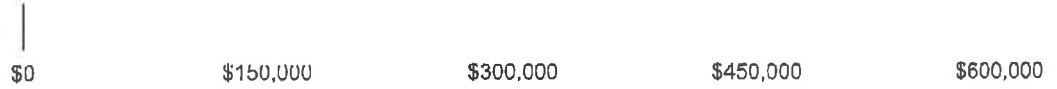
! Indicates this property cannot be mapped.

Market Statistics Report

868 Bromton
Westbury, NY 11590

Subject Property

868 Bromton



Recently Sold

1822 Kent St

765 Regent Dr

862 Wellington Rd



Days on Market Report

Recently Sold

